



MEMORANDUM

City of Watertown Planning Office

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TO: Norman J. Wayte, II, Chairman

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: LWRP Zone Changes

DATE: June 2, 2011

On May 3, 2011 the Planning Board adopted a motion recommending that the City Council approve amendments to the Zoning Ordinance creating three new zoning districts and their related regulations which will implement the land use proposals in the Local Waterfront Revitalization Program. The City Council will hold a public hearing on the Ordinance with those amendments on June 6, 2011. The next step is for the Planning Board to make recommendations on changes to the zoning map that will place the new zoning districts within the LWRP boundary.

Three maps are attached. The first map shows the existing zoning within the LWRP boundary. The second map shows where the existing zoning conforms to the land uses proposed in the LWRP so no changes are needed in these areas. The third map shows proposed zoning for government owned properties.

The vast majority of the government owned property is owned by the City. A small parcel near Eastern Boulevard is owned by the Town of LeRay and contains a sewer pump station. The State of New York owns the fishing access at Vanduzee Street. There are two privately owned properties that are included because they are surrounded by city-owned property. One is a very small triangle next to the old railroad bed at Water Street, and the other is Maggie's on the River.

Staff is proposing to start with public properties before we propose changing private property. We will present proposals for private properties starting next month. The zoning proposed for the private property generally conforms to the land use map in the draft LWRP with the main exception of the islands at the eastern end. We have concluded that the Waterfront District is more appropriate than the originally proposed Open Space and Recreation District. The dams located in this area are water-dependent uses that are allowed in Waterfront Districts, but not in Open Space and Recreation Districts.

cc: Planning Board Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II